169.0	0008	0001.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	735,900 /	735,900
					USE VALUE:	735,900 /	735,900
					ASSESSED:	735,900 /	735,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		VALENTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DAVENNY BENJAMIN &
Owner 2:	DAVENNY ELIZABETH
Owner 3:	
Street 1:	16 VALENTINE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DALY KEVIN P/ERIN S -
Owner 2:	-
Street 1:	16 VALENTINE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,404 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1956, having primarily Vinyl Exterior and 1828 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6404.000	307,400		428,500	735,900
Total Card	0.147	307,400		428,500	735,900
Total Parcel	0.147	307,400		428,500	735,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.66 | /Parcel: 402.6

Legal Description

User Acct 112194

GIS Ref

GIS Ref

Insp Date 07/24/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 169.0-0008-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	307,300	0	6,404.	428,500	735,800	735,800	Year End Roll	12/18/2019
2019	101	FV	291,000	0	6,404.	428,500	719,500	719,500	Year End Roll	1/3/2019
2018	101	FV	318,100	0	6,404.	361,200	679,300	679,300	Year End Roll	12/20/2017
2017	101	FV	318,100	0	6,404.	330,500	648,600	648,600	Year End Roll	1/3/2017
2016	101	FV	318,100	0	6,404.	281,600	599,700	599,700	Year End	1/4/2016
2015	101	FV	260,200	0	6,404.	244,800	505,000	505,000	Year End Roll	12/11/2014
2014	101	FV	184,200	0	6,404.	226,500	410,700	410,700	Year End Roll	12/16/2013
2013	101	FV	184,200	0	6,404.	215,500	399,700	399,700		12/13/2012

!13090!

PRINT

Date	Time
12/11/20	03:05:58

LAST REV

Date	Time
08/28/18	14:24:00

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13090

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DALY KEVIN P/ER	62556-517		8/30/2013		580,000	No	No		
MCNULTY JAMES/L	47737-276		8/30/2006		480,000	No	No		
KAY CARL & YOKO	32585-395		3/22/2001		325,000	No	No		
	20915-28		12/1/1990		186,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/10/2018	22	Solar Pa	6,380	C				
7/8/2015	910	Solar Pa	23,400		7/8/2015			Install 19 solar p
10/3/2014	1310	Redo Kit	44,500					

ACTIVITY INFORMATION

Date	Result	By	Name
7/24/2018	MEAS&NOTICE	CC	Chris C
10/17/2008	Meas/Inspect	355	PATRIOT
5/30/2001	MLS	MM	Mary M
1/25/2000	Inspected	263	PATRIOT
12/14/1999	Measured	243	PATRIOT
7/22/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	112194
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6404		Sq. Ft.	Site		0	70.	0.96	7									428,484						428,500	

Total AC/HA: 0.14702 | Total SF/SM: 6404 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 428,484 | Spl Credit | Total: 428,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	20	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00199997
Adj $ / SQ:	128.507
Other Features:	90661
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	322185
Depreciation:	14820
Depreciated Total:	307364

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

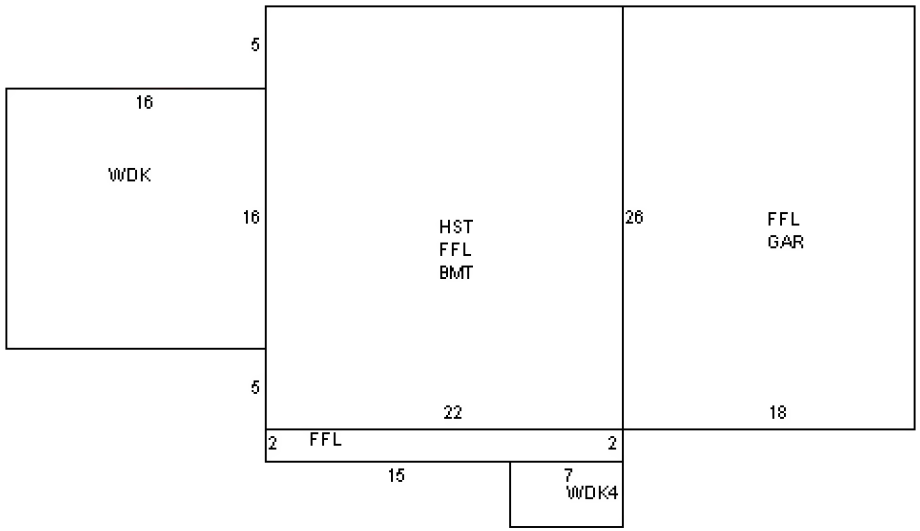
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	128.51
Special Features:	0	Val/Su Net:	114.11
Final Total:	307400	Val/Su SzAd	224.38

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,084	128.510	139,301
BMT	Basement	572	75.560	43,221
GAR	Garage	468	20.380	9,539
HST	Half Story	286	128.510	36,753
WDK	Deck	284	9.540	2,709

Net Sketched Area:	2,694			Total:	231,523
Size Ad	1370	Gross Are	2980	FinArea	1828

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	80	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

169.0-0008-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc